

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 13, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology and soils, public services/utilities, transportation/circulation, and water resources and are included as conditions of approval.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on San Dominico Avenue, a local road that is constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The project site is located between the first public road and the ocean. The project site is within an urban reserve line (Los Osos) and an existing coastal access point exists within $\frac{3}{4}$ mile of the project site, therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

ATTACHMENT 1

Water Resources

- H. The capacities of available water supply and sewage disposal services are sufficient to accommodate both existing development, and allowed development on presently-vacant parcels within the urban services line because the applicant is required to retrofit existing development to result in a savings of 300 gallons of water per day. This will off-set the projects demand for water at a 2:1 ratio.

Environmentally Sensitive Habitat

- I. There will be no significant negative impact on the identified sensitive habitat. A Low-effect Habitat Conservation Plan (HCP) was prepared and approved by USFWS. The Low-effect HCP includes minimization and mitigation measures to reduce impacts to the Morro shoulderband snail and its habitat. In addition, all impacted Morro manzanita and Mesa horkelia plants will be replaced at a 5:1 and 2:1ratio respectively. The project includes dedication of sensitive habitats and restoration and enhancement of damaged habitat.
- J. The proposed use will not significantly disrupt the habitat because implementation of the Habitat Conservation Plan, replacement of Morro manzanita and Mesa horkelia plants, and other mitigation measures will minimize and mitigate impacts to the Morro shoulderband snail and sensitive habitat areas.